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 633 W. Fifth Street, Suite 1100  
 Los Angeles, CA 90071  
 Tel: (213) 229-2400 / Fax: (213) 229-2499

Attorneys for Defendant  
 JPMorgan Chase Bank, N.A.  
 erroneously sued as JPMorgan Chase  
 Bank, a Corporation

**UNITED STATES DISTRICT COURT**  
**CENTRAL DISTRICT OF CALIFORNIA**

MEDHI HAGHIGHI, an Individual,  
 JANA LEE HAGHIGHI, an Individual,

Plaintiffs,

v.

JPMORGAN CHASE BANK, a  
 Corporation; and DOES 1 through 50,  
 inclusive,

Defendants.

**CASE NO.:** CV12-08967-DSF-AJW

**DEFENDANT'S OBJECTIONS TO  
 EXHIBITS CONTAINED ON  
 FINAL JOINT EXHIBIT LIST**

**Trial Date:**

**DATE:** November 18, 2014  
**TIME:** 8:30 a.m.  
**CTRM:** 840

Action Filed: August 10, 2010

Action Removed: October 17, 2012

<b><u>Ex. No</u></b>	<b><u>Description</u></b>	<b><u>Objection</u></b>
8	Exhibit 5 from Eleanor Mendoza Deposition: Document titled "MDA-113 Transaction Codes"	FRE 401 Relevance

<u><b>Ex. No</b></u>	<u><b>Description</b></u>	<u><b>Objection</b></u>
42	CBRE Initial Property Search November 2011	FRE 401 Relevance and FRE 901 Authenticity (except as to admitted exhibits)

DATED: November 14, 2014

ALVARADOSMITH, A Professional Corporation

By: /s/ Mikel A. Glavinovich  
 THEODORE E. BACON  
 MIKEL A. GLAVINOVICH  
 Attorneys for Defendant  
 JPMorgan Chase Bank, N.A. erroneously  
 sued as JPMorgan Chase Bank, a  
 Corporation

EX. NO. 8

WaMu Mortgage Customer Care Manual

**MDA-113 Transaction Codes**

Disbursement Codes

Non-Cash Codes

Payment and Deposit Codes

**Disbursement Codes**

Code	Description
301	Miscellaneous escrow disbursement
302	Refund of HUD subsidy money to Department of Housing and Urban Development (HUD)
303	Disbursement of replacement reserve money
304	Disbursement of restricted escrow money
305	Disbursement of escrow money to investor
306	Escrow surplus refunded to borrower
307	Escrow money disbursed to borrower
310	Disbursement of PMI, MIP, or RBP money
311	Disbursement of consolidated property tax
312	Disbursement of county property tax
313	Disbursement of city property tax
314	Disbursement of lien money (special assessment)
315	Disbursement of miscellaneous tax
316	Disbursement of school tax

Exhibit 5Date: 5-24-11Witness:  
MENDOZADebra V. Helgeson  
CSR No. 3189~~5~~ 5

317	Disbursement of California supplemental tax
318	Disbursement of fire district tax
319	Disbursement of drainage assessment
320	Disbursement of nuisance abatement assessment
321	Disbursement of hospital tax
322	Disbursement of ground rent
323	Disbursement of village tax
324	Disbursement of front foot assessment (Maryland only)
325	Disbursement of school or special assessment tax
327	Disbursement of Texas condo fee
329	Disbursement of miscellaneous tax
330	Disbursement of attorney advance
331	Disbursement of property preservation expense
332	Disbursement of statutory expense
333	Disbursement of miscellaneous expense
351	Disbursement of primary hazard insurance
352	Disbursement of flood insurance
353	Disbursement of other hazard insurance
354	Disbursement of earthquake insurance
601	Disbursement of miscellaneous corporate advances
630	Disbursement of attorney corporate advance
631	Disbursement of property preservation corporate advance
632	Disbursement of statutory expense corporate advance

633	Disbursement of miscellaneous foreclosure, bankruptcy, and REO corporate advance
-----	--

**Non-Cash Codes**

Code	Description
121	Add HUD (235) subsystem history file
132	Late charge adjustment
142	Loan principal balance setup
143	Balance field adjustment
144	Redistribution of principal and interest
145	Restricted monetary adjustments
152	Late charge assessment
153	Interest rate change on non-ARM loan
156	Loan removed due to release of servicing (transaction 058)
182	Loan removed due to foreclosure
493	Interest rate change on ARM loan
528	New tax record

**Payment and Deposit Codes**

Code	Description
110	Attorney advance payment
111	Property preservation payment
112	Statutory expense repayment
113	Miscellaneous repayment
114	Investor deposit

147	Misapplication reversal
148	Reversal for returned check
160	Interest on escrow deposit
161	Escrow advance refund deposit
162	Refund of PMI, MIP, and RBP money
163	Refund of hazard insurance money
164	Refund of property tax money (transaction 311, 312, and 313)
165	Refund of lien (special assessment) money (transaction 314-329)
166	Special deposit to escrow account
167	Deposit of HUD subsidy escrow
168	Special reimbursement (refund) of escrow advance funds
169	Deposit of restricted escrow money
170	Pre-distributed payment (usually money from loan closing)
171	Payment from lock box bank or cashiering workstation
172	Payment made when using modified payment logic
173	Irregular payment through the cashiering workstation
174	Payment made by shorting escrow
175	Principal curtailment (system generated from transaction 073)
179	Special optional insurance payment of reversal
181	Loan paid in full
183	Partial settlement of foreclosed loans (back office process)
185	Payment in full with delinquent payments (cash payoff)
186	Investor on the loan is changed to a new investor (back office process,



186 <i>cont.</i>	does not affect the customer or the loan, principal balance and escrow balance do not change)
710	Repayment of attorney corporate advance
711	Repayment of property preservation corporate advance
712	Repayment of statutory expense corporate advance
713	Repayment of miscellaneous expense corporate advance
714	Repayment of foreclosure investor
745	Restricted corporate advance adjustments (plus or minus)
766	Repayment of miscellaneous corporate advance



EX. NO. 42

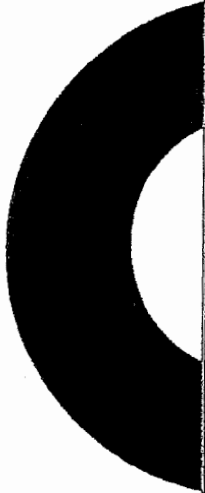


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Aerial Map ..... 1

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**CBRE**



## INITIAL PROPERTY SEARCH

November 2011

Prepared for:  
MONTAGE

Prepared by:

Jonathan Lantieri  
Associate  
Broker Lic. 00409987/1904837  
(310) 516-2344

Bret Quinlan  
Senior Vice President  
Broker Lic. 00409987/1144338  
(310) 516-2385

**CBRE**



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**SECTION ONE**

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Aerial Map

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**CBRE**

# Aerial Map of Available Properties

P.4

TO:18052414618

JAN-9-2012 10:02A FROM:

- ☆ Montage Current Location
- 200 W. 138th St.
- 12833-12905 S. Main St.
- 14115-14137 Chadron Ave.
- 2925-2935 Columbia St.
- 717 E. Artesia Bl.
- 623 E. Artesia Bl.
- 1901 W. El Segundo Bl.
- 3131 E. Maria St.
- 17908 S. Figueroa St.
- 19516 S. Susana Rd.
- 1935 Via Arado
- 4240 W. 190th St.

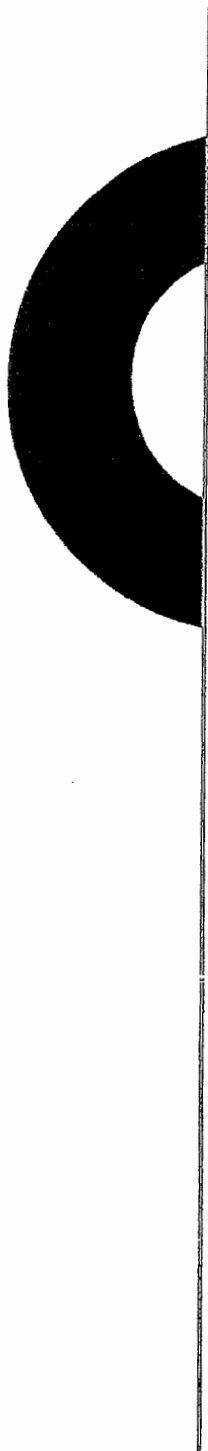


Prepared by Jonathan Lantien & Bret Quinlan  
Prepared for Montage

Lynett © LDI Mapid 1205714

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**CBRE**



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**SECTION TWO**

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Survey


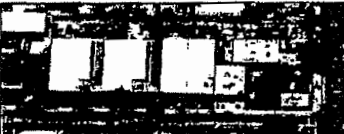

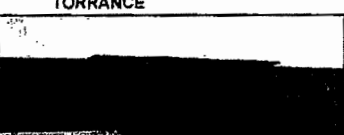


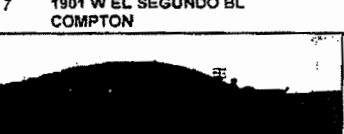

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**CBRE**



Prepared For: Montage

Presented By: Jonathan Lantieri & Bret Quinlan

Address	Avail SF Min SF Office SF	Lease \$/SF Sale \$/SF Sprinklers	TH GL Yard	Const Status Listing Status Possession	Min Ht Amps Prk	Highlights
1 200 W 138TH ST LOS ANGELES 	52,250 52,250 2,120	\$0 490 G NFS Y	2 5 Yes	Existing AVL NOW	17 1200A 2 1	Low L.A. County Tax Area, Large Yard Area - Excess Parking, 2 Dock Ht and 5 Ground Level Doors, Close To Major Freeways  Call Broker - FOR APPOINTMENT Listing #: 1250183  Notes Sprinkler Ord-Haz Truckwell Please verify all information Special Features Free Standing Building
2 12833-12905 S MAIN ST LOS ANGELES 	53,500 53,500 3,000	\$0 360 G NFS Y	5 2 Yes	Existing AVL 8/1/2011	18 600A 1 3 1	Central Location Adjacent 110 Fwy & 105 Fwy. 36 Gross, Good Functioning Building, Fenced Yards Front & Rear Storage or Parking, 5 Dock High Positions, 2 Ground Level Doors, Previous Tenant 20th Century Fox Call Broker - FOR APPOINTMENT Listing #: 1244063  Notes Tenant to verify all information contained herein
3 14115-14137 CHADRON AV HAWTHORNE 	54,910 54,910 14,950	\$0 420 G NFS Y	0 9 Yes	Existing AVL NOW	19 800A 3 6 1	Possible Trade School, Excellent Short Term Opportunity, Two Story Office, Extra Parking  Call Broker - FOR APPOINTMENT Listing #: 1245555  Notes Vacant Special Features Free Standing Building
4 2925-2935 COLUMBIA ST TORRANCE 	55,000 26,600 3,000	\$0 390 G NFS Y	8 1 Yes	Existing AVL 8/1/2011	22 600A 0 7 1	Excellent Warehouse Distribution Facility, True Dock High Loading - 8 Spots, Central Torrance Location, Divisible to 26,600 SF  Call Broker - FOR APPOINTMENT Listing #: 1246786  Notes The lease shall be for a rental of \$0.30/sf/Gross (for the first six months only) and \$0.59/sf/Gross thereafter Sp Feet Free Standing Building
5 717 E ARTESIA BL CARSON 	57,855 20,000 13,148	\$0 550 G NFS Y	6 1 Yes	Existing AVL I60	22 800A 1 4 1	Flexible Office Square Footage - 3,000 SF to 13,000 SF, 91 Freeway Frontage - Retail, Large Secure Fenced Yard / 2 Street Access  Call Broker - FOR APPOINTMENT Listing #: 1241288  Notes Tenant to verify all info Taxes on total building Possession for 32,094 SF is currently 8-11-11 We are in discussion with tenant regarding possible early possession for new tenant Sp Feet Retail Potential
6 623 E ARTESIA BL CARSON 	65,723 65,723 3,100	\$0 457 G NFS Y	6 1 Yes	Existing AVL I30	22 600A 1 4 1	Image Building on the Artesia Freeway, 6 Dock High Loading Positions / 1 Drive Level, Sprinklered Warehouse w / 22' Min Clear Height in Warehouse, 93 Automobile Parking Spaces/ 6,615 SF of Offices, Short Term Lease Considered / Low Expenses - Low Call Broker - FOR APPOINTMENT Listing #: 1248000  Notes Occupied Sp Feet Free Standing Bldg & Fwy Frontage CAM is an additional approx \$0.045/sf/mo Angle docks for max loading Sublessee to independently verify all info contained in this brochure Call broker regarding rental rate for longer term
7 1901 W EL SEGUNDO BL COMPTON 	66,000 7,000 2,000	\$0 200 G NFS Y	2 9 Yes	Existing AVL 12/1/2010	16 3000A 1 1 1	Well Maintained Manufacturing/Warehouse, Inexpensive Clean Space, 3000 Amps Heavy Power - Skylights, 9 Ground Level + 2 Dock High Loading Doors, 70 Car Parking, Located Just East Of Central Avenue Call Broker - FOR APPOINTMENT Listing #: 1238029  Notes Clear height varies from 16'-22' Verify power Minimum sq ft Call broker \$0.20 psf for first 6 months then \$0.40 psf
8 3131 E MARIA ST RANCHO DOMINGUEZ 	66,075 66,075 6,742	\$0 450 G NFS Y	12 1 Yes	Existing AVL NOW	21 600A 1 1 1	12 Dock-High Loading Positions, High Clearance (up to 23') Distribution Warehouse, Unincorporated Los Angeles County Location, Close to Artesia (91) & Long Beach (710) Freeways  Call Broker - FOR APPOINTMENT Listing #: 1248594  Notes Occupied Call broker to show Lessee to verify power Building to be fully refurbished Sp Feet Free Standing Building Paved Yard

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS




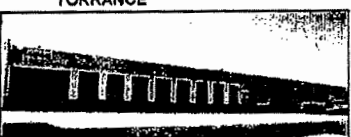
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Prepared For: Montage

Presented By: Jonathan Lantieri & Bret Quinlan

Address	Avail SF Min SF Office SF	Lease \$/SF Sale \$/SF Sprinklers	TH GL Yard	Const Status Listing Status Possession	Min Ht Amps Prk	Highlights
9 17908 S FIGUEROA ST CARSON 	67,334 67,334 4,289	\$0.430 G NFS Y	4 3 Yes	Existing AVL NOW	20 4000A 11	Excellent Manufacturing / Distribution Building, Heavy Power - 4,000 Amps, Complete Refurbishment in Progress, Additional Dock High Loading Possible, Waste Water Discharge Units Available  Call Broker - FOR APPOINTMENT Listing #: 1249263  Notes Sp Feat Free Standing Building, Paved Yard & Part of Industrial Park Extensive power distribution throughout building
10 18516 S SUSANA RD RANCHO DOMINGUEZ 	69,367 69,367 5,875	\$0.350 N \$88.00 Y	8 2 Yes	Existing AVL NOW	20 1600A 171	All Deals Will Be Considered!!!, Completely Refurbished, 710 Freeway Visibility - 400K CPD / Signage, Dock High Loading On 3 Sides, Outstanding Warehouse / Manufacturing Facility, Low Net To Gross Charges!! Call Broker - FOR APPOINTMENT Listing #: 1232130  Notes \$0.35 Net for 18 Months Min clear height 20'6" to 23' Fully fenced & paved yard Tenant to verify all info prior to lease execution \$0.13 PSF estimated expenses Office SF incl warehouse offices Parking is est 400,000 cars per day
11 1935 VIA ARADO RANCHO DOMINGUEZ 	70,017 40,000 3,311	\$0.400 G NFS Y	8 1 No	Existing AVL NOW	23 2000A 111	Manufacturing/Distribution Facility, Excellent 23-26' Warehouse Clearance, 2,000 Amp Power Service, High Tech Camera Security System, Wireless Internet Throughout, 40,000-70,017 SF Available For Lease Call Broker - FOR APPOINTMENT Listing #: 1237142  Notes Call Broker-Occupied The majority of the warehouse ceiling clearance is 24' Clear Height 23-26
12 4240 W 190TH ST TORRANCE 	75,000 50,000 2,180	\$0.350 G NFS Y	8 0 Yes	Existing AVL 130	14 800A 051	West Torrance Distribution Space, Low Rent \$ 35 Per Square Foot Gross  Call Broker - FOR APPOINTMENT Listing #: 1211821  Notes Occupied The info has not been verified and shall not be relied on, tenants responsibility to verify Broker makes no representations or warranty either expressed or implied 4/30/13-sublease date ends Verify power office area has A/C & heat

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## 19808 Normandie Ave. Torrance, CA 90502



Located at the epicenter of the largest industrial warehouse-manufacturing and commercial area in the western United States, nearly equidistant between Los Angeles International Airport (LAX), Downtown Los Angeles, and the mega ports of Los Angeles and Long Beach harbors, the 57,620 SF commercial building at 19808 S. Normandie Ave., Torrance, CA represents the absolute best value in Los Angeles South Bay real estate.

Near all support services Office Depot, WalMart Center, and numerous restaurants, when it comes to location this building has it all. The building was refurbished in 2006 and is ready either as a factory (800 AMPS of power) with dock high loading or a wholesale to public type showroom or a distribution facility. Call for a tour today!

For more information, please contact:

**Jerry Evans**

License ID# 00843431

310.768.8800 ext. 225

jevans@lee-associates.com

**Bret Osterberg**

License ID# 01364530

310.768.8800 ext. 215

bosterberg@lee-associates.com

# INDUSTRIAL FOR LEASE

AVAIL SF: 51,000

TOTAL BLDG SF: 51,000



ADDRESS 2420 S EASTERN AV, COMMERCE CA ZIP 90040

**Fourteen (14) Dock High Truck Spots  
Immediate Freeway Access (710 & 5)  
30 Cents**

LEASE RENTAL \$ 15,300 /mo Gross 0.300 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession Immediate Tax \$ 22,785.00 Yr 2011-2012  
 Avail SF 51,000 Power A 200 V 240-240 Ø 3 W 4  
 Min. SF 30,000 Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF 78,000 Truck Hi Pos 14 Dim \_\_\_\_\_  
 Const CTU Roof STB Grd Lev Drs 0 Dim \_\_\_\_\_  
 Roll PSBL Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 4  
 Sprinklered YES Min Clear Height 18 OFFICE DATA Office SF 4,260 # 8  
 Pkg 40 Yard Yes-Fned/Pvd Yr Blt 1949R52 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 675-G3 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE, YARD  
 AGENT Michael J Mitchell (323)838-3188 Region C Listing # 1248600  
 FIRM CBRE 09/02/11  
 FICF CB250N125S000/AOAA Notes Sp. Feat: Free Standing Building & Paved Yard. CAM \$0.04 psf. Vacant. Sprinkler:  
Ordinary hazard.

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www.the-us.com



March 30, 2010

Mr. Mehdi Haghighi  
Montage  
431 W. Compton Blvd  
Gardena, CA 90248

**RE: 1<sup>st</sup> Quarter 2010 Edition of The Heger Report**

Dear Mehdi:

As a valued client, it is my pleasure to provide you with the 1st Quarter 2010 edition of The Heger Report.

Regardless of the economy or the real estate markets cyclical nature, I remain steadfast in my commitment to providing highly effective solutions to clients like yourself.

In this particular issue of our newsletter, we continue our report on important industry trends, taking a closer look at the impact of Commercial Mortgage Foreclosures in our marketplace along with solar energy and its various benefits. Closer to home, we recap recent Company events, our available properties and finally, the business to business segment proudly featuring the AMB Property Corporation.

Our entire brokerage division, property management team and support staff is dedicated to working hand-in-hand with our clients and colleagues to share information, tools and the valuable resources necessary to excel in today's market.

We look forward to being of service to you in the coming year.

Sincerely,

Thomas A. Holland  
EVP/Principal  
CCIM, SIOR, CPM  
Lic. # 01186709

TAH:ea

Enclosure

# INDUSTRIAL FOR LEASE

AVAIL SF: 51,000  
TOTAL BLDG SF: 51,000



ADDRESS 2420 S EASTERN AV, COMMERCE CA ZIP 90040

**Fourteen (14) Dock High Truck Spots**  
**Immediate Freeway Access (710 & 5)**  
**30 Cents**

LEASE RENTAL \$ 15,300 /mo Gross 0.300 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession Immediate Tax \$ 22,785.00 Yr 2011-2012  
Avail SF 51,000 Power A 200 V 240-240 Ø 3 W 4  
Min. SF 30,000 Heat NONE Cooling NONE PWR Notes VERIFY  
Land SF 78,000 Truck Hi Pos 14 Dim \_\_\_\_\_  
Const CTU Roof STB Grd Lev Drs 0 Dim \_\_\_\_\_  
Rail PSBL Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 4  
Sprinklered YES Min Clear Height 16 OFFICE DATA Office Sf 4,260 # 8  
Pkg 40 Yard Yes-Fncd/Pvd Yr Blt 1949R52 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N  
Thomas Bk Pg# 675-G3 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE,YARD  
AGENT Michael J Mitchell (323)838-3188 Region C Listing # 1248600  
FIRM CBRE 09/02/11  
FTCF CB250N125S000/AOAA Notes Sp. Feat: Free Standing Building & Paved Yard. CAM \$0.04 psf. Vacant. Sprinkler:  
Ordinary hazard.

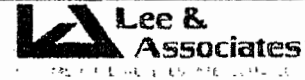
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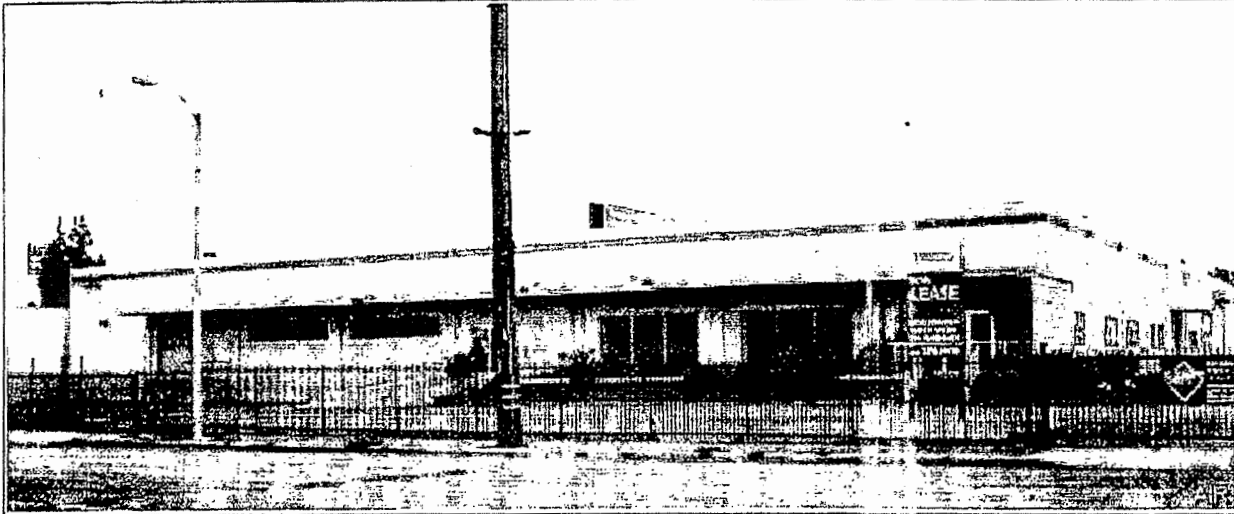


**Industrial For Lease**



Available SF: 40,488

Total Building SF: 40,488



**Address:** 2009 E 223rd St, Carson, CA 90810  
**Cross Streets:** E 223rd St/Wilmington Ave

**San Diego (405) Freeway Frontage**  
**Billboard Signage Available**  
**193' Yard**  
**Includes One Acre Of Extra Land**

**Lease Rate/SF:** \$.70  
**Lease Type:** Gross  
**Available SF:** 40,488  
**Const Status/Yr Bilt:** Existing/1963  
**Region:** LA South  
**Zoning:** MHCA

**Lease Rate/Mo:** \$28,342  
**Terms:** Acceptable to Owner  
**Roof Type:**  
**Construction Type:** Tilt-up  
**Specific Use:** Light Industrial  
**Lot Size:** 124,800 SF / 2.87 AC

**Taxes:** \$23,483, 2010  
**Possession:** Now  
**Minimum SF:** 40,488  
**Parking:** Ratio: 2.5:1 / Spaces: 100  
**Thomas Guide:** 764-H7  
**APN #:** 7315-040-004

**Ground Level Drs:** 1 / 14x18  
**Sprinklered:** Yes  
**Finished Ofc Mezz:** No  
**Include In Avail:** No  
**Rail Service:** No

**Dock High:** 1 / 9x9  
**Yard:** Yes - Fenced/Paved  
**Unfinished Mezz:** No  
**Include In Avail:** No  
**Heat/Cool:** Heating Ventilation AC

**Office SF / #:** 8,400 / 12  
**Office Air:** Yes **Office Heat:** Yes  
**Clear Height:** 15  
**A:** 400 **V:** 120-240 **Ø:** 1 **W:**  
**Restrooms:**

**Property/Listing/Ste #:** 692124/287381/1038348 **Listing Date:** 10/14/2010

**Notes:** Vacant One acre of fully fenced and paved land is included. Special Features: Free Standing Building, Paved Yard- Excess of Parking

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is our responsibility to independently confirm its accuracy.



Address 500 N Garey St  
Los Angeles, CA 90012

Get Google Maps on your phone  
Text the word "GMAPS" to 465454

Antelope Valley

101

El Monte Bypass

San Gabriel Valley 101

Santa Ana Freeway

101



Map data ©2011 Google

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## Spaces for Lease

### Prepared For:

Brad Giles - (310) 686-0728  
Montage Management  
9/22/2011



### Industrial For Lease

# 1

**PREMIER TORRANCE LOCATION**  
Suitable for Whse, Distr., Mfg, Assembly  
Major Street Frontage on 190th St, DH Loading, GL Psbl  
Large Fenced Yard ±30,000 SF  
Close to Fwy, Retail, Housing, Restaurants & More  
Can Be Combined w/ Adj 19,820 SF for Total 58,887 SF

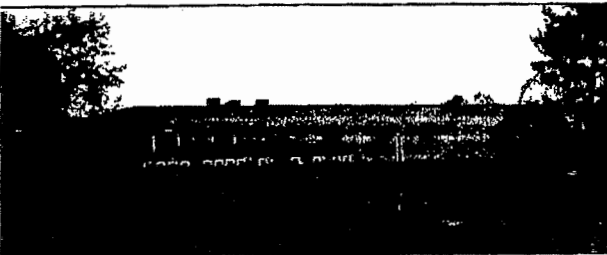
**4305 W 190th**  
**Torrance, CA 90504**  
190th St/Hawthorne Blvd  
LA South  
TG: 763-D3  
APN: 7352-001-035 / Zoning: TOM2  
Specific Use: Light Industrial  
Construction: EXIST / CTU

Avl SF: 39,247  
Min SF: 39,247  
Ofc SF/#: 3,219 / 10  
DH/Dlm: 8  
GL/Dlm: 0  
Bldg SF: 108,202  
Fin Mez: 0 Not Incl  
Unfn Mez: 0 Not Incl

Rate/SF: \$0.30NNN  
Rate/Mo: \$11,774  
Sublease: No  
Price/SF:  
Poss.: 60 Days  
Terms: 3-5 Years

Lot Size:  
Roof:  
Min Clr: 17  
Parking: 85 / 1.7:1  
Amps: 400  
Volts: 277-480  
Ø: 3 W: 4  
Yr Built: R04  
Yard:  
Sprinkler: Yes  
Ofc Air/Ht: Yes / Yes  
HV/Cool: None  
Rail Svc: No  
Prop ID: 709031  
Listing ID: 293781  
Suite ID: 1057286

Notes: Special Features: Part of Industrial Park, Paved Yard. Subject to Cancellation of Existing Lease, \$0.29 PSF for 6 mo. \$0.62 PSF thereafter. Interior truck wells can secure 40' containers and load up to 53' containers. TR



### Industrial For Sublease

# 2

**Warehouse/ Storage Space**  
Freeway Frontage with Sign Exposure  
Excellent Large Fenced Truck Court  
8 Dock High Positions - 24' Clear  
Extra 1 Acre Yard/ Parking Possible

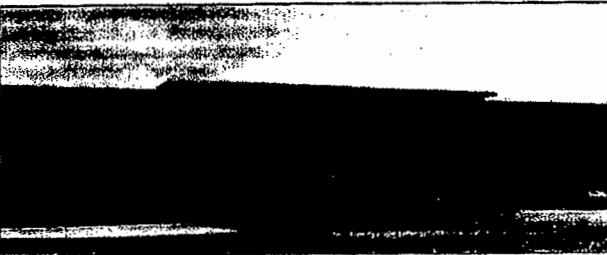
**921 W Artesia Blvd**  
**Compton, CA 90220**  
W Artesia Blvd/S Wilmington Ave  
LA South  
TG: 734-H7  
APN: 7319-028-057 / Zoning: MH  
Specific Use: Bulk Warehouse  
Construction: EXIST / CTU

Avl SF: 44,640  
Min SF: 44,640  
Ofc SF/#: 2,400 / 1  
DH/Dlm: 8  
GL/Dlm: 1 / Verify  
Bldg SF: 142,000  
Fin Mez: 0 Not Incl  
Unfn Mez: 0 Not Incl

Rate/SF: \$0.48Gross  
Rate/Mo: \$21,427  
Sublease: Yes - 10/31/14  
Price/SF:  
Poss.: Now  
Terms: Sublease thru 10/31/2014

Lot Size:  
Roof: Lam Glu WB  
Min Clr: 24  
Parking: 15 / 0.3:1  
Amps: TBD  
Volts: TBD  
Ø: TBD W: 4  
Yr Built: 1970  
Yard:  
Sprinkler: Yes  
Ofc Air/Ht: TBD / TBD  
HV/Cool: None  
Rail Svc: No  
Prop ID: 712628  
Listing ID: 587686  
Suite ID: 1151392

Notes: Vacant. Call broker for appt. Ground level access is shared. Up to 3,500 SF of additional offices and additional parking can be made available. Subtenant to verify all bldg specifications. Taxes shown are for entire bldg. Sp. Feat: Paved Yard.



### Industrial For Lease

# 3

**Excellent Warehouse Distribution Facility**  
True Dock High Loading - 8 Spots  
Central Torrance Location  
Divisible to 28,800 SF

**2925-2935 Columbia St**  
**Torrance, CA 90503**  
Maple Avenue/Columbia Street  
LA South  
TG: 763-E4  
APN: 7352-009-033 / Zoning: M2  
Specific Use: WHSE Distribution  
Construction: EXIST / CTU

Avl SF: 55,000  
Min SF: 28,600  
Ofc SF/#: 3,000 / 3  
DH/Dlm: 8  
GL/Dlm: 1 / 10x20  
Bldg SF: 55,000  
Fin Mez: 0 Not Incl  
Unfn Mez: 0 Not Incl

Rate/SF: \$0.39Gross  
Rate/Mo: \$21,450  
Sublease: No  
Price/SF:  
Poss.: 08/01/11  
Terms: Acceptable to Owner

Lot Size:  
Roof: Lam Glu WB  
Min Clr: 22  
Parking: 38 / 0.7:1  
Amps: 600  
Volts: 277/480  
Ø: 3 W: 4  
Yr Built: 1969  
Yard:  
Sprinkler: Yes  
Ofc Air/Ht: Yes / Yes  
HV/Cool:  
Rail Svc: Yes  
Prop ID: 717435  
Listing ID: 575296  
Suite ID: 1131989

Notes: The lease shall be for a rental of \$0.39/sf/Gross (for the first six months only) and \$0.59/SF/Gross thereafter Sp. Feat: Free Standing Building.

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.



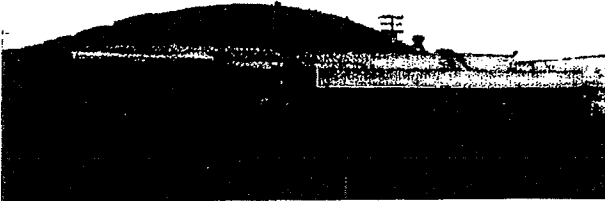
## Spaces for Lease

**Prepared For:**  
Brad Giles - (310) 686-0728  
Montage Management  
9/22/2011



### Industrial For Lease

# 4



Well Maintained Manufacturing/Warehouse  
Inexpensive Clean Space  
3000 Amps Heavy Power - Skylights  
9 Ground Level + 2 Dock High Loading Doors  
70 Car Parking  
Located Just East Of Central Avenue

**1901 W El Segundo Blvd**  
Compton, CA 90222  
Central Ave/El Segundo Blvd  
LA South  
TG: 734-A1  
APN: 6147-008-023 / Zoning: COML  
Specific Use: Light Industrial  
Construction: EXIST / BLK

Avl SF: 66,000  
Min SF: 7,000  
Ofc SF/#: 2,000 / 5  
DH/Dim: 2  
GL/Dim: 9 / 16X16  
Bldg SF: 73,000  
Fin Mez: 1,000 Incl  
Unfn Mez: 0 Not Incl

Rate/SF: \$0.20Gross  
Rate/Mo: \$13,200  
Sublease: No  
Price/SF:  
Price:  
Poss.: 12/01/10  
Terms: Submit

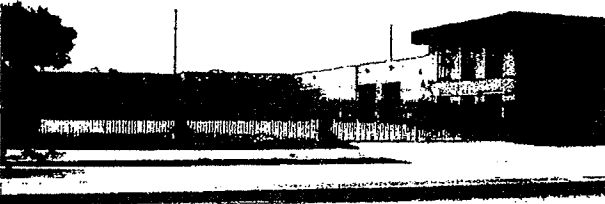
Lot Size: 3.0 AC  
Roof:  
Min Clr: 16  
Parking: 70  
Amps: 3,000  
Volts: 480  
Ø: 3 W: 4  
Yr Built: 1954

Yard: Fncd/Pvd  
Sprinkler: Yes  
Ofc Air/Ht: Yes / Yes  
HV/Cool: None  
Rail Svc: No  
Prop ID: 1188201  
Listing ID: 291887  
Suite ID: 1051372

Notes: Clear height varies from 16'-22' Verify power. Minimum sq. ft.: Call broker \$0.20 psf for first 6 months, then \$0.40 psf

### Industrial For Lease & Sale

# 5



Enterprise Zone Benefits  
Major Street Frontage/Retail Potential  
2,000 Amps/New T5 Lighting  
Located Close to the 91, 105, & 710 Freeways  
Paved & Fenced Yard  
(2) Ton Overhead Crane - 50' x 300' Crane Way

**310 S Long Beach Blvd**  
Compton, CA 90221  
Compton Blvd/S Long Beach Blvd  
LA South  
TG: 735-B4  
APN: 6183-027-001 / Zoning: CLSD  
Specific Use: Heavy-Mfg  
Construction: EXIST / CTU

Avl SF: 48,536  
Min SF: 48,536  
Ofc SF/#: 9,000 / TBD  
DH/Dim: 2  
GL/Dim: 6 / 16x13  
Bldg SF: 46,536  
Fin Mez: 4,500 Incl  
Unfn Mez: 0 Not Incl

Rate/SF: \$0.28NNN  
Rate/Mo: \$13,030  
Sublease: No  
Price/SF: \$75.21  
Price: \$3,500,000  
Poss: 06/01/11  
Terms: 3-5 Years

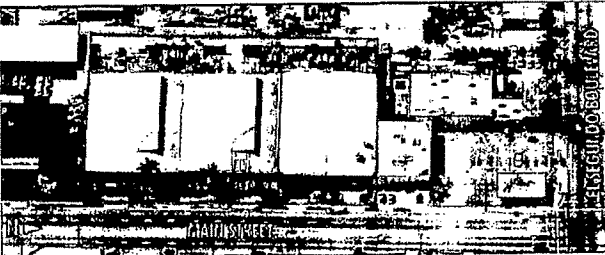
Lot Size: 2.1 AC  
Roof:  
Min Clr: 20  
Parking: 75 / 1.8.1  
Amps: 2,000  
Volts: 277-480  
Ø: 3 W: 4  
Yr Built: 1987

Yard: Fncd/Pvd  
Sprinkler: Yes  
Ofc Air/Ht: Yes / Yes  
HV/Cool: None  
Rail Svc: No  
Prop ID: 717699  
Listing ID: 298156  
Suite ID: 1072250

Notes: 2,000A ptrl to Inc. to 4,000A. Alarm sys. w/ sec. cameras. 35K SF w/ spklr, 11K SF w/out. Air lines throughout, redevelopment area, Skylights throughout.  
Lessee/Buyer to verify all info herein. Sp. Feat: Free Standing Building Addtl APN: 6183-002, 018.

### Industrial For Lease

# 6



Central Location Adjacent 110 Fwy & 105 Fwy  
36 Gross, Good Functioning Building  
Fenced Yards Front & Rear Storage or Parking  
5 Dock High Positions, 2 Ground Level Doors  
Previous Tenant 20th Century Fox

**12833-12805 S Main St**  
Los Angeles, CA 90081  
Main St/El Segundo  
LA South  
TG: 734-D1  
APN: 8132-039-007 / Zoning: M1  
Specific Use: Bulk Warehouse  
Construction: EXIST / CTU

Avl SF: 53,500  
Min SF: 53,500  
Ofc SF/#: 3,000 / 6  
DH/Dim: 5  
GL/Dim: 2 / 12 x 14  
Bldg SF: 53,500  
Fin Mez: 0 Not Incl  
Unfn Mez: 0 Not Incl

Rate/SF: \$0.36Gross  
Rate/Mo: \$19,260  
Sublease: No  
Price/SF:  
Price:  
Poss.: 08/01/11  
Terms: 3-5 Years

Lot Size: 1.9 AC  
Roof: SB BT  
Min Clr: 18  
Parking: 70 / 1.3.1  
Amps: 600  
Volts: 480  
Ø: 3 W: 4  
Yr Built: 1982

Yard: Fenced  
Sprinkler: Yes  
Ofc Air/Ht: Yes / Yes  
HV/Cool: None  
Rail Svc: No  
Prop ID: 689517  
Listing ID: 559578  
Suite ID: 1107487

Notes: Tenant to verify all information contained herein.

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.



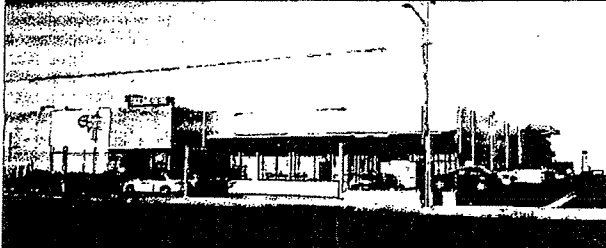
## Spaces for Lease

### Prepared For:

Brad Giles - (310) 686-0728  
Montage Management  
9/22/2011



**COLDWELL  
BANKER  
COMMERCIAL**



### Industrial For Lease

#7

Outstanding Fabrication Building  
Heavy Power/Airlines - Distributed throughout Shop Area  
Fenced Yard/Ample Parking  
Dock-high & Ground Level Loading  
Close to Artesia (91) & Harbor (110) Freeways

16540 S Main St  
Carson, CA 90248  
Gardena Blvd/S Main St  
LA South  
TG: 734-C6  
APN: 8128-010-022 / Zoning: CAML  
Specific Use: WHSE Distribution  
Construction: EXIST / CTU

Avl SF: 38,878  
Min SF: 38,878  
Ofc SF/#: 3,500 / 3  
DH/Dim: 4  
GL/Dim: 1 / 10x14  
Bldg SF: 38,878  
Fin Mez: 2,000 Incl  
Unfn Mez: 0 Not Incl

Rate/SF: \$0.45Gross  
Rate/Mo: \$16,505  
Sublease: No  
Price/SF:  
Price:  
Poss.: Now  
Terms: 3-5 Years

Lot Size: 1.4 AC  
Roof: Lam Glu WB  
Min Clr: 18  
Parking: 60 / 1.6:1  
Amps: 1,000  
Volts: 240  
Ø: 3 W: 3  
Yr Built: 1988  
Yard: Fenced  
Sprinkler: Yes  
Ofc Air/Ht: Yes / Yes  
HV/Cool: FA Units  
Rail Svc: No  
Prop ID: 1198930  
Listing ID: 542646  
Suite ID: 1079326

Notes: Occupied - Call Broker to show. Lessee to verify power. Building to be fully refurbished



### Industrial For Lease

#8

Manufacturing/Distribution Facility  
Excellent 23-26' Warehouse Clearance  
2,000 Amp Power Service  
High Tech Camera Security System  
Wireless Internet Throughout  
40,000-70,017 SF Available For Lease

1935 Via Arado  
Rancho Dominguez, CA 90220  
Via Arado/S. Wilmington  
LA South  
TG: 784-H4  
APN: 7318-011-082 / Zoning: M2  
Specific Use: Light Industrial  
Construction: EXIST / CTU

Avl SF: 70,017  
Min SF: 40,000  
Ofc SF/#: 3,311 / TBD  
DH/Dim: 8  
GL/Dim: 1 / Ramp  
Bldg SF: 115,000  
Fin Mez: 0 Not Incl  
Unfn Mez: 0 Not Incl

Rate/SF: \$0.40Gross  
Rate/Mo: \$28,007  
Sublease: No  
Price/SF:  
Price:  
Poss.: Now  
Terms: Submit

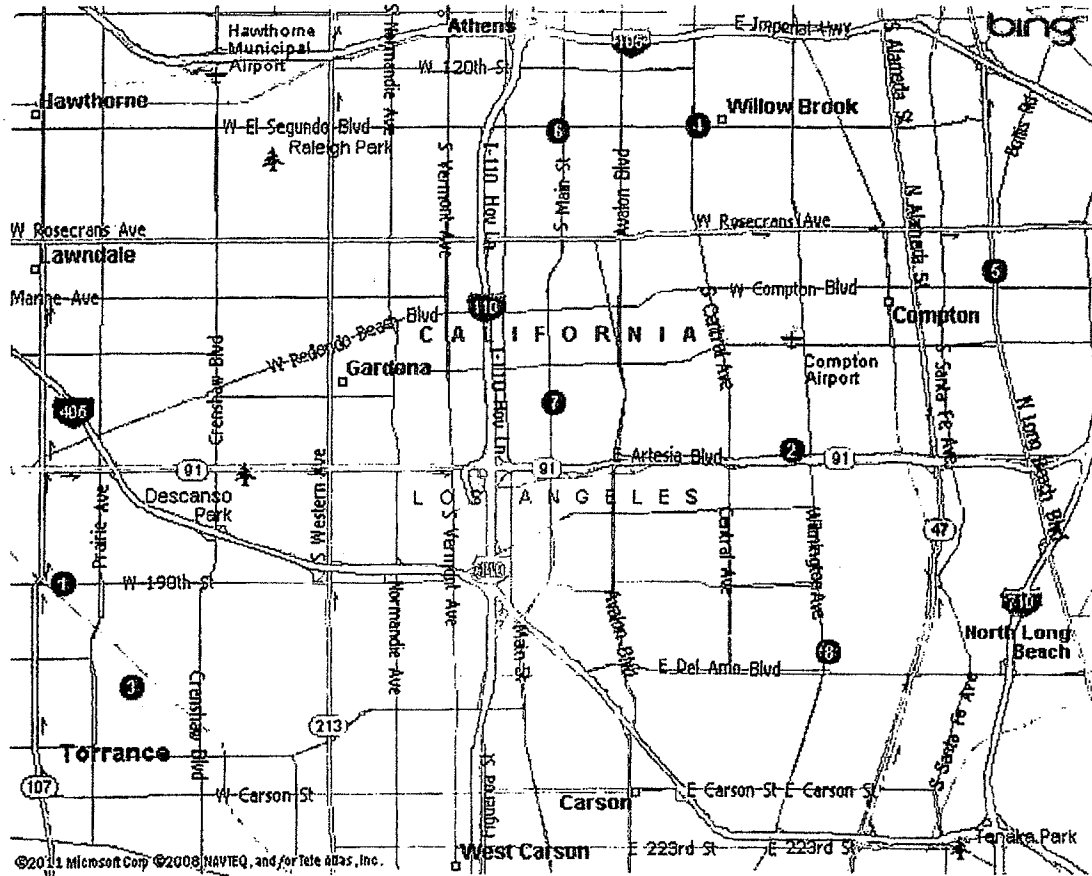
Lot Size: 4.4 AC  
Roof: Lam Glu WB  
Min Clr: 23  
Parking: 80 / 1.3:1  
Amps: 2,000  
Volts: 480-480  
Ø: 3 W: 0  
Yr Built: 1973  
Yard: No  
Sprinkler: Yes  
Ofc Air/Ht: Yes / Yes  
HV/Cool: Ind A/C  
Rail Svc: No  
Prop ID: 1116409  
Listing ID: 288025  
Suite ID: 1040334

Notes: Call Broker-Occupied. The majority of the warehouse ceiling clearance is 24'. Clear Height 23-26.

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.



## Property Map



## Map Legend

- 1) 4306 W 190Th, Torrance, CA 90504
- 2) 921 W Artesia Blvd, Compton, CA 90220
- 3) 2925-2935 Columbia St, Torrance, CA 90503
- 4) 1901 W El Segundo Blvd, Compton, CA 90222
- 5) 310 S Long Beach Blvd, Compton, CA 90221
- 6) 12833-12905 S Main St, Los Angeles, CA 90061
- 7) 16540 S Main St, Carson, CA 90248
- 8) 1935 Via Arado, Rancho Dominguez, CA 90220

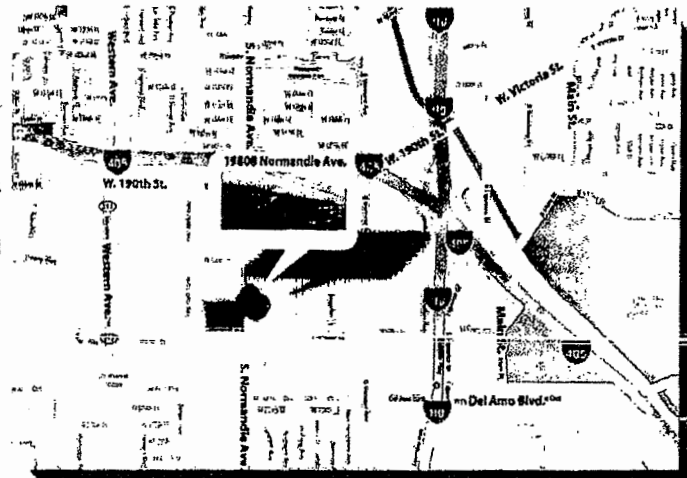
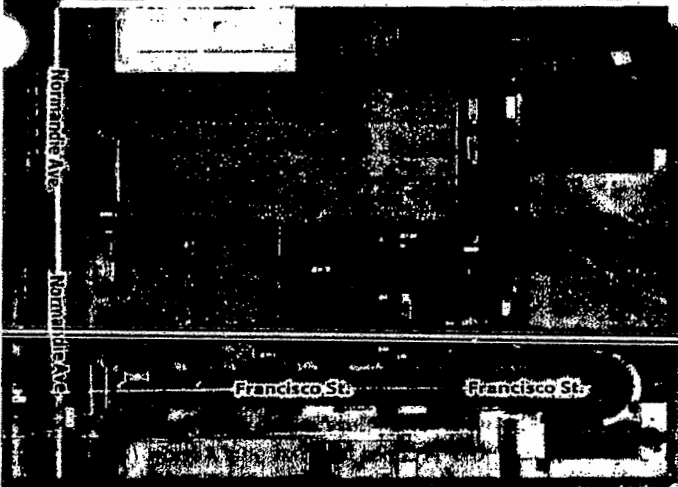


57,620 SF INDUSTRIAL BUILDING  
FOR SALE

**PURCHASE PRICE  
\$3,500,000 (\$60.74 PSF)\***

**PRICE REDUCED!\***

**19808 Normandie Ave., Torrance, CA 90502**



**PROPERTY FEATURES:**

- ☐ Rare Multi-Use Building
- ☐ Wholesale to Public Showroom
- ☐ Industrial Manufacturing and Warehouse
- ☐ Heavy Power - Dock High Loading

\*Subject to Bank Approval

For more information, please contact:

**Jerry Evans**

License ID# 00843431

310.768.8800 ext. 225

jevans@lee-associates.com

**Bret Osterberg**

License ID# 01364530

310.768.8800 ext. 215

bosterberg@lee-associates.com

# INDUSTRIAL FOR LEASE

AVAIL SF: 66,000

TOTAL BLDG SF: 73,000

## Only \$0.20 Per Sq.Ft. For First 6 Months!



ADDRESS 1901 W. EL SEGUNDO BLVD, COMPTON, CA ZIP 90222

**Well Maintained Manufacturing/Warehouse**  
**Inexpensive Clean Space**  
**3000 Amps Heavy Power – Skylights**  
**9 Ground Level + 2 Dock High Loading Doors**  
**70 Car Parking**  
**Located Just East Of Central Avenue**

LEASE RENTAL \$ 13,200*		/mo	Gross 0.20*	Net	Term	Submit
SALE PRICE \$ NFS		Price/SF \$	Possession	D-12/01/10	Tax \$ 43,560.00	Yr 2010-2011
Avail SF 66,000	Power A	3000	V	480-480	Ø 3	W 4
Min. SF 7,000	Heat	NONE	Cooling	NONE	PWR Notes	VERIFY
Land SF 131,116	Truck Hi Pos	2	Dim	20X14		
Const BLK	Roof	VERIFY	Grd Lev Drs	9	Dim	16X16
Rail	NONE	Unfin Ofc Mezz SF	0	Incl in Avail SF	N	Restrooms:
Sprinklered	YES	Min Clear Height	15	OFFICE DATA	Office SF	2,000 # 5
Pkg 70	Yard Yes-Fncd/Pvd	Yr Blt	1954	A/C Y	Heat Y	Fin Ofc Mezz SF 1,000
Thomas Bk Pg# 734-A1	Zone COML	To Show	Call Broker - FOR APPOINTMENT		Sp. Feat.	YARD
AGENT Anthony Behar (213) 747-8426; anthony@majorproperties.com		Region	S	Listing #	1238029	
FTCF AP250Y200S000/AOAA		Notes *For first 6 months; then rent becomes \$0.40 per sq.ft. Clear height varies from 16'-22'. Verify power. Minimum sq. ft.: Call broker.				

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS  
 This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.  
 © American Industrial Real Estate Association



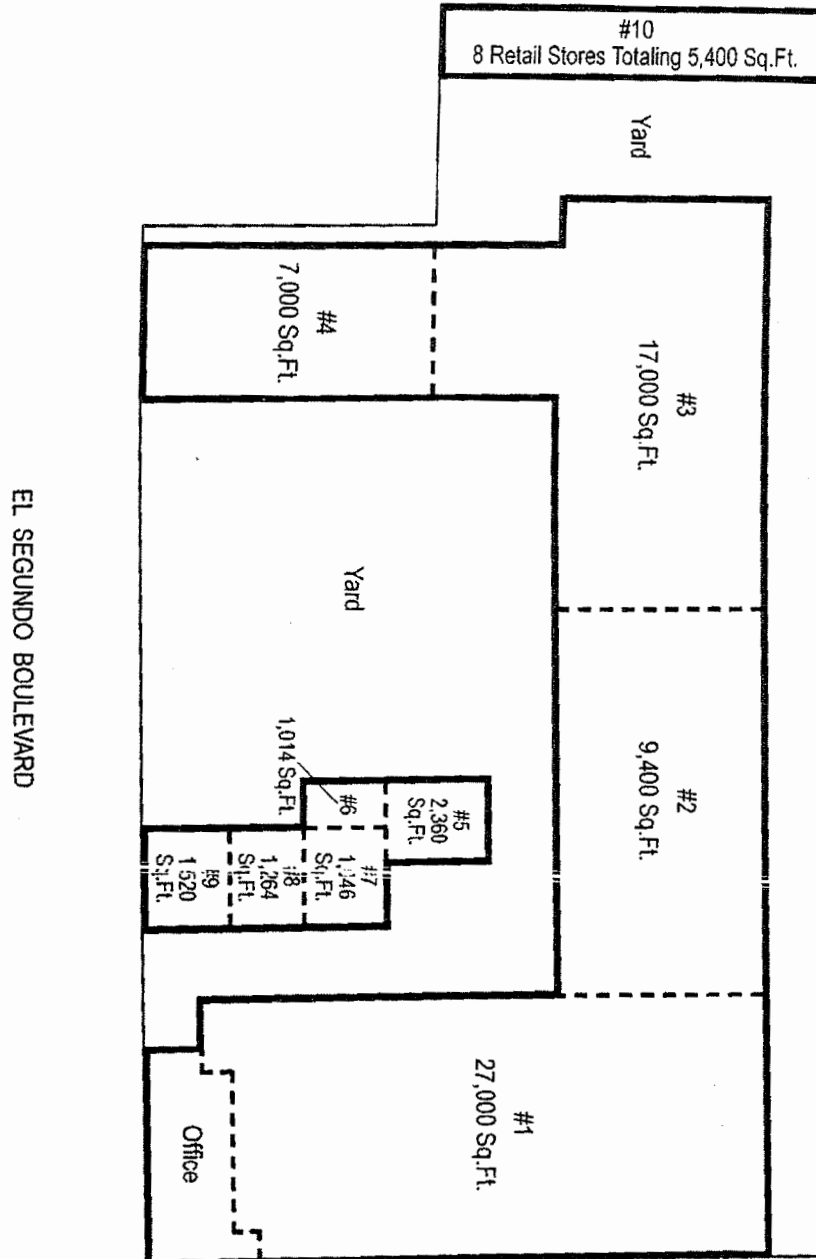
**MAJOR PROPERTIES**  
**REAL ESTATE**

**Commercial & Industrial Specialists**

1200 W. OLYMPIC BLVD, LOS ANGELES, CA 90015 / 213-747-4151 / FAX 213-749-7972 / WWW.MAJORPROPERTIES.COM

1901 W. EL SEGUNDO BOULEVARD, COMPTON, CA 90222

CENTRAL AVENUE



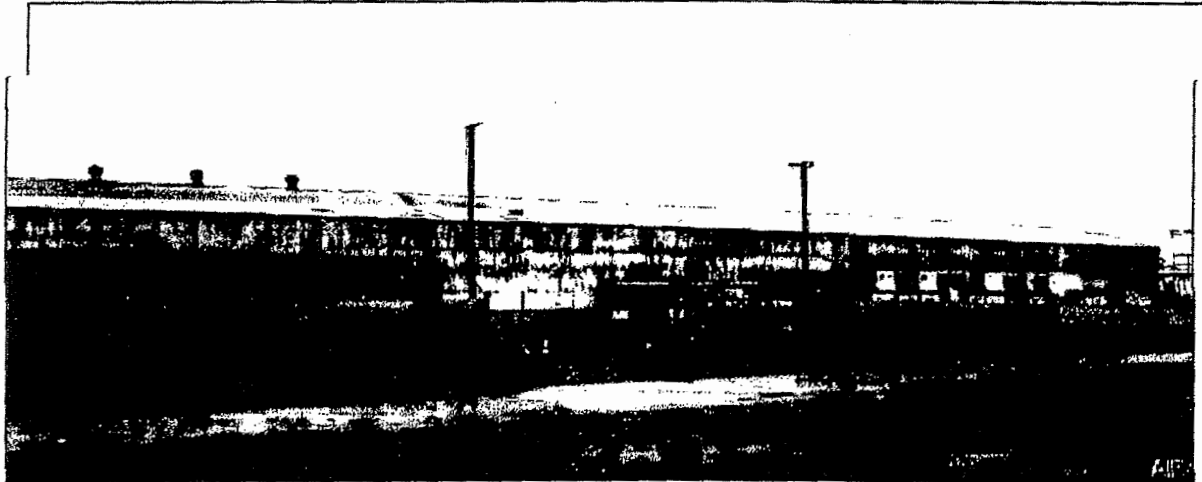
*For More Information, Please Contact*  
Anthony Behar at 213.747.8426  
anthony@majorproperties.com



# INDUSTRIAL FOR LEASE

AVAIL SF: 81,000

TOTAL BLDG SF: 81,000



ADDRESS

425 E DIXON ST, COMPTON CA

ZIP

90220

**Outstanding Low Priced Manufacturing Facility**  
**Heavy Well Distributed Power**  
**\*20'+ Clearance Throughout \*Secured Fenced Yard**  
**2 Blocks South 105 Freeway**  
**7,746 Sq. Ft. Front Office Building Also Available**

LEASE RENTAL \$ <u>19,400</u>		/mo	Gross <u>0.240</u>	Net	Term <u>3-5 Yrs W/Periodic COLA's</u>
SALE PRICE \$ <u>NFS</u>		Price/SF \$	Possession <u>D-01/01/11</u>	Tax \$ <u>22,000.00</u>	Yr <u>2010-2011</u>
Avail SF <u>81,000</u>	Power <u>A</u>	<u>2000</u>	V <u>480-480</u>	<u>Ø</u>	<u>3</u> W <u>4</u>
Min. SF <u>81,000</u>	Heat <u>NONE</u>	Cooling <u>NONE</u>	PWR Notes <u>VERIFY</u>		
Land SF <u>POL</u>	Truck Hi Pos <u>1</u>	Dim <u>14x12</u>			
Const <u>MTL</u>	Roof <u>OTH</u>	Grd Lev Drs <u>4</u>	Dim <u>See Notes</u>		
Rail <u>NONE</u>	Unfin Ofc Mezz SF <u>0</u>	Incl in Avail SF <u>N</u>	Restrooms: <u>1</u>		
Sprinklered <u>YES</u>	Min Clear Height <u>20</u>	OFFICE DATA	Office SF <u>684</u>	# <u>3</u>	
Pkg <u>120</u>	Yard <u>Yes-Fenced</u>	Yr Blt <u>1959</u>	A/C <u>N</u>	Heat <u>N</u>	Fin Ofc Mezz SF <u>0</u>
Thomas Bk Pg# <u>704-J7</u>	Zone <u>M</u>	To Show <u>Call Broker - FOR APPOINTMENT</u>	Sp. Feat. <u>FREE</u>		
AGENT <u>Mark Whitman (213)627-0007 x24</u>		Region <u>S</u>	Listing # <u>1236215</u>		
		FIRM <u>Dorin Realty Company</u>	<u>10/01/10</u>		
FTCF <u>CB250N000S000/AOAA</u> Notes <u>Occupied. North Skylight Monitor Roof. Taxes Estimated - To Be Confirmed.</u>					
Additional Offices/Restrooms & Truck High Loading Could Be Installed To Suit. Grd Lev Dr Dim: (2)20X20; (2)20X12. Special Features: <u>Free Standing Building.</u>					

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*MONDAY  
1200 PM*

opNet - 425 E. Dixon Street, Manufacturing, Compton, CA

<http://www.loopnet.com/xNet/MainSite/Listing/Profile/Profile.aspx?L...>

Print all the details of this listing in a proper format by clicking the "Print Listing" link on the right-hand side of each listing.



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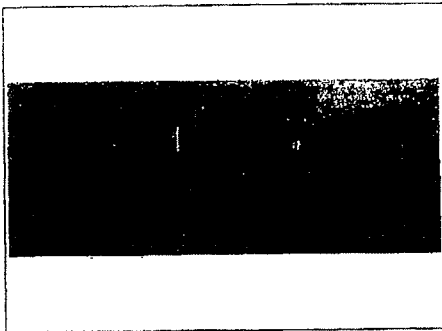
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[Previous Result 22 of 59](#) [Next Result](#)

#### Industrial Property For Lease

### 425 E. Dixon Street

425 E. Dixon Street, Compton, CA 90220



425 E. Dixon St.

Total Space Available: 81,000 SF  
Rental Rate: \$0.24 /SF/Month  
Property Type: Industrial  
Property Sub-type: Manufacturing  
Building Size: 81,000 SF  
Zoning Description: M

[Find Out More...](#)

Last Verified 9/12/2011  
Listing ID: 16874087

Presented by  
Dorn Realty Company, Inc.

#### Request additional information

Mark Whitman  
(213) 627-0007  
Contact listing broker

Name  
First Name  
Last Name

Email

Phone  
ext

Please send me additional information about this property.

#### Contact Listing Broker

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0

[Share](#)

Additional options

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[View Map](#)

[Demographics](#)

#### 1 Space Available

Display Rental Rate as Entered

Space 1	Space Available:	81,000 SF
	Rental Rate:	\$0.24 /SF/Month
	Space Type:	Manufacturing
	Lease Type:	Industrial Gross
	No. Parking Spaces:	120
	Office SF:	884 SF
	No. Dock-High Doors/Loading:	1
	No. Drive In / Grade-Level Doors:	4
	Clear Ceiling Height:	20 ft.

#### Attachments

425 E. Dixon Brochure

#### Description

Outstanding low priced manufacturing facility. Heavy well distributed power, 20' clearance throughout - secured fenced yard, 17,746 sq. ft. front office building also available.  
2 blocks South 105 Freeway, Thomas Book Page #704-J7.

Map of 425 E. Dixon Street, Compton, CA 90220 (Los Angeles County)

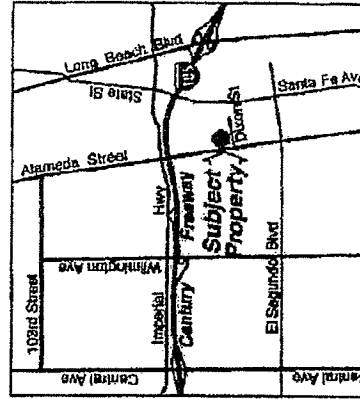
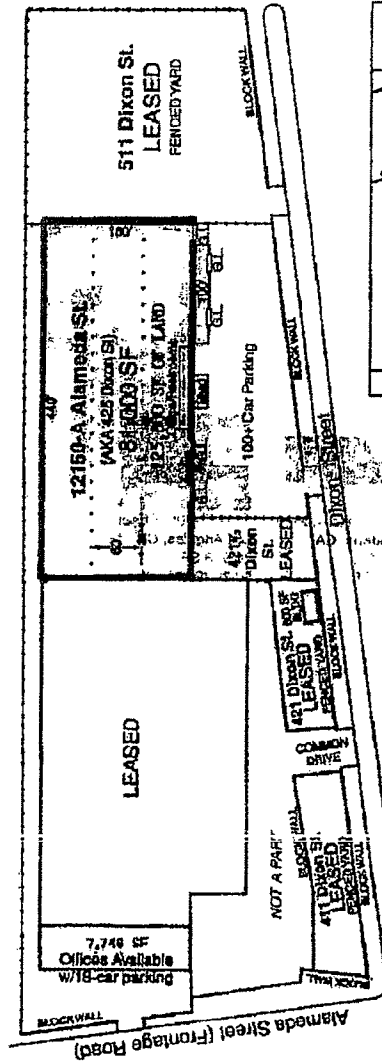
[Hide Map](#)

9/23/2011 1:34 PM

10:18052414618

JAN-9-2012 10:128 FROM:

**12150 Alameda Street, Lynwood, CA**  
 AKA 425 Dixon Street



**Dorin Realty Company, Inc.**

Contact Exclusive Agent

**Mark Whitman**

mwhitman@dorinrealty.com

213-627-0007 Ext 24

Fax: 213-627-1476

800 S. Santa Fe Avenue, Los Angeles, CA 90005

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oopNet - 17908 S. Figueroa Street, Manufacturing, 17908 S. Figueroa ... http://www.loopnet.com/xNet/MainSite/Listing/Profile/Profile.aspx?L...

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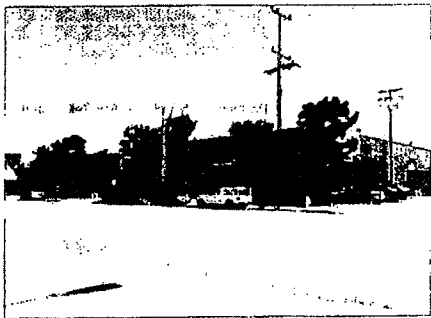
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Result 1 of 59 Next Result

Industrial Property For Lease

**17908 S. Figueroa Street**  
17908 S. Figueroa Street, Carson, CA 90746

Presented by



Total Space Available: **67,334 SF**  
Rental Rate: **\$0.43 /SF/Month**  
Property Type: Industrial  
Property Sub-type: Manufacturing  
Building Size: 67,334 SF  
Find Out More  
Last Verified 9/15/2011  
Listing ID 17333802

**LAREM**

Request additional information

Wesley Babi  
(310) 719-1585 Ext: 111  
Contact listing broker

Name  
MICHELLE  
SHIRLOO

Email  
FARZANEHMS@USA.CO

Phone  
310  
386  
3630 ext

Please send me additional information about this property

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1 Space Available

Display Rental Rate as Entered

Space 1	Space Available:	67,334 SF
	Rental Rate:	\$0.43 /SF/Month
	Space Type:	Manufacturing
	Lease Type:	Industrial Gross
	Date Available:	Sep 2011

#### Description

Excellent Manufacturing/Distribution Building  
Heavy Power - 4,000 Amps  
Complete Refurbishment In Progress  
Additional Dock High Loading Possible  
Waste Water Discharge Units Available  
Immediate access to 405, 110, and 91 Freeways

Map of 17908 S. Figueroa Street, Carson, CA 90746 (Los Angeles County)

Hide Map

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Link to This Listing

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Widgets, Badges and Tools

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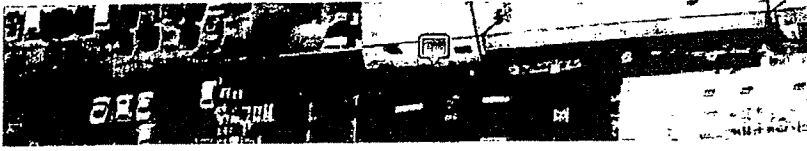
Recommend

0

Share

Additional options

LoopNet - 17908 S. Figueroa Street, Manufacturing, 17908 S. Figueroa ... <http://www.loopnet.com/xNet/MainSite/Listing/Profile/Profile.aspx?>



[Print Listing](#)  
[View Map](#)  
[Demographics](#)

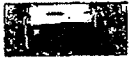
Created 9/15/2011

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500 E Gardena  
Boulevard  
Gardena, CA  
94,525 SF  
Negotiable



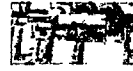
1483 W Via Plata  
Street  
Long Beach, CA  
\$19,529,500  
140,500 SF



17828 S Main Street  
Carson, CA  
104,544 SF  
\$0.16 /SF/Month



1726 W 134th  
Street  
Gardena, CA  
34,086 SF  
\$0.16 /SF/Month

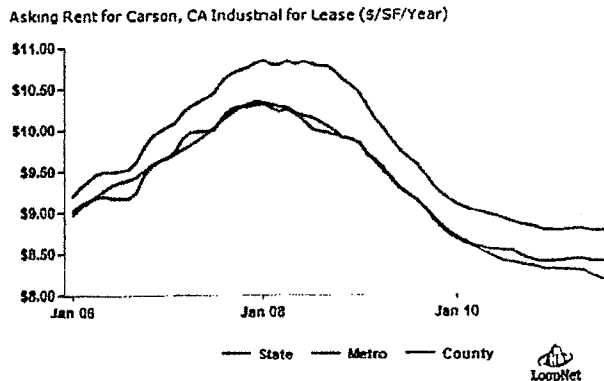


18118 3/4 Broadway  
Gardena, CA  
18,033 SF  
\$0.57 /SF/Month

#### Additional Information for 17908 S Figueroa Street, Gardena, CA 90248

View the Property Record for this address to access additional information such as historical listings, property details, tax details, owners, mortgages, tenants, and more.

#### Asking Price Index Trends for Carson, CA Industrial For Lease



	vs. 3 mo.	Aug 11 prior	Y-O-Y
State	\$8.17	-0.8%	-2.7%
Metro	\$8.77	0.0%	-1.3%